

**PLAN OF OPERATIONS
2015 AMENDED EXHIBIT B**

1. DESCRIPTION OF PERMITTED USE

A. Existing Facilities.

Bridgeview Marina is a commercial marina providing moorage for recreational vessels. The marina is located at 1805 Thompson Drive on the southern shoreline of the Port Washington Narrows in Bremerton, Washington. The parcel adjacent to the leasehold is Kitsap County parcel 3711-000-010-0002.

Parcel 3711-000-010-0002 is owned by Bridgeview marina and contains the majority of the marina parking areas, a driveway accessing the shoreline, and a portion of the footprint for the marina office building and marina bathroom building. The leasehold area consists of water dependent uses and non-water dependent uses. The water dependent improvements include:

- 63 creosote pilings
- Floats
- Finger piers
- Access Pier
- Gangway

The non-water dependent improvements include:

- Concrete bulkhead and fill supporting a portion of the parking lot.
- Rock bulkhead and fill
- A portion of the footprint of two buildings which are utilized as the marina office building and marina bathroom building. The marina bathroom building contains laundry, showers and restrooms for use by the marina tenants.

The marina was initially developed in 1974 as an eighty-one (81) slip marina. However, docks A, B and C have improvements located beyond the outer harbor line. No moorage is allowed beyond the outer harbor line, so there are only seventy-seven (77) slips within the marina.

Residential uses, as defined by WAC 332-30-106 (62), are allowed and are required to be in compliance with WAC 332-30-171. The current limit on residential use of state-owned aquatic lands at this lease site is 10% through WAC 332-30-171. There are currently no Floating Houses, as defined by WAC 332-30-106 (23), located on the Property

The marina has a pump-out which is connected to the city sewer. If the pump-out system breaks, the contingency is for marina tenants to utilize the pump-out at the Port of Bremerton Marina.

B. Proposed Facilities. Tenant proposes no new facilities.

2. ADDITIONAL OBLIGATIONS

(X) Tenant shall post clearly all national and state oil and chemical spill hotlines.

- (X) Tenant shall post clearly the location of the nearest sewage pumpout facility.
- (X) Tenant shall post the Property with no-wake advisories.
- (X) Tenant shall remove all improvements located beyond the outer harbor line identified in Attachment B-1 to this Exhibit B. Removal may occur under an ordinary maintenance or repair schedule.
- (X) Tenant is required to comply with all provisions outlined in the Residential Use Rule per WAC 332-30-171, including:
- i. Tenant is required to collect documentation on a monthly basis documenting the resident's compliance with upland disposal of sewage; the marina must annually provide documentation to DNR confirming that all residential uses moored in leased area are disposing of sewage (e.g., blackwater) in an upland facility per WAC 332-30-171(4)(a) and (5)(a).
 - ii. Per WAC 332-30-171(4)(d), Tenant shall develop and implement Best Management Practices (BMP) to avoid, to the maximum extent possible, discharges of gray water (e.g., sink and shower discharges). Tenant agrees to implement the following BMPs:

Shower
<ul style="list-style-type: none"> Encourage use of clean, free showers at upland facility.
Laundry
<ul style="list-style-type: none"> Encourage upland facility use. Post names and locations of laundries.

Within thirty (30) days following the Commencement Date, Tenant shall give a copy of the BMPs to all of their subtenants, and to any new subtenants when they move into the marina.